

**CITY OF WEST DES MOINES
BOARD OF ADJUSTMENT COMMUNICATION**

Meeting Date: December 3, 2014

Item: Sacred Heart School, 1601 Grand Avenue – Approval of 10 foot variance of the required 50 foot rear yard setback, variance of 5 feet of the required 50 foot front yard setback, and approval of a Permitted Conditional Use to construct a 5,240 sq. ft. classroom addition – Sacred Heart Parish – VAR-002551-2014/PC-002573-2014

Requested Action: Approval of Variances
Approval of a Permitted Conditional Use Permit

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant, Sacred Heart School and Parish, represented by Rick Baumhover of Bishop Engineering, is requesting approval of two variances: a 10 foot variance of the required 50 foot rear yard setback and a 5 foot variance of the required 50 foot front yard setback. The applicant also is requesting approval of a Permitted Conditional Use permit to construct a 5,240 sq. ft. classroom addition (see Attachment C – Location Map, Attachment D – Site Plan, and Attachment E – Building Elevations).

The applicant states that the variances are being requested to allow the construction of the addition, yet remain within the envelope of the current structure setbacks, which do not meet required setbacks. Also, the addition is lower than the surrounding topography and with the addition of landscaping the applicant contends that any impact to the surrounding properties will be mitigated by these measures.

The applicant also has requested from the City Council approval of a phased storm water management plan to construct storm water management measures in three phases over time with an end result of full compliance with storm water management regulations. Council approval of the phased storm water management plan has been added as condition of approval for the permitted conditional use permit request.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 6, 2014; the Subcommittee was supportive of the development and implementation of storm water management measures in phases.

Staff Review and Comment on the Variance Requests: This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

- The school's original building was constructed in approximately 1967. Additions have been made to the building in 1989, 1996, and 2005.
- In 2005, the Board of Adjustment granted a 5 foot variance of the rear yard setback to allow for the construction of a building addition on the northwest side. The location of this addition was farther from the rear property line than the existing structure.
- The existing building also encroaches into this setback (located 30.84 feet from the rear property line); however, construction of the original building predated the adoption of the new regulations which increased the rear yard setback for churches, schools, and daycares in the R-1 zone to fifty feet (50').
- Setback Variance Requests. The table below identifies the setbacks requirements for this parcel. The table provides the relevant setbacks of the current structure, the setback requirements for the zoning district, the requested setback, and the setbacks after the variance. Staff notes that the addition is proposed to be setback farther than the existing building.

	Setbacks of Current Structure	Residential Single Family (RS-10) Setbacks	Variances of setbacks	Resulting Setbacks
Front	36'	50'	5'	45'
Rear	28'	50'	10''	40'

Variance Findings. Title II of the City Codes discusses the variance procedure. All five (5) of the following conditions must be met in order to grant a variance. Based upon a review of the submitted variance request, staff has made the following findings on the proposed project:

1. That the proposed development or use is consistent with the West Des Moines comprehensive plan and any applicable subarea plan. *The Comprehensive Plan identifies a land use of Single Family Residential for this property. The property is zoned Residential Single Family (RS-10), consistent with the Comprehensive Plan, in which schools and religious uses are allowed by a Permitted Conditional Use permit.*
2. That there are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography or location, which do not apply generally to comparable properties in the same vicinity and zones. *The setbacks for non-residential uses were changed after the existing building was built, which resulted in the existing building encroaching into the setback. The City's action to change the setback affected this property/use which does not apply generally to comparable properties in the area.*
3. That the strict application of the zoning regulations as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations provided that such hardships shall not be self-imposed by the applicant or his or her successor in interest. *The strict application of the zoning code appears to cause an unnecessary hardship in that the existing building was made non-conforming with regard to setbacks with the City's change in the setback requirements. The proposed building addition does not increase this nonconformity. This also appears to be the last space where a building addition could be located without affecting parking, open space, or playground area.*
4. That there have been no changes in the character of the site or its surroundings which detrimentally affect the environment. *There have been no changes which detrimentally affect the site. With the application for a permitted conditional use permit in conjunction the variance requests, the applicant will be implementing a storm water management plan that will improve the effects of storm water on this site, the public street system, and downstream properties.*
5. That the granting of such variance does not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements. *The building addition would be situated no closer to the neighboring properties than what the existing building already is, it will be a single story building that will be set lower on the property therefore it will not be a large mass next to the single family properties to the north, and it will be shorter than the closest building wall. It does not appear that the variance request will result in a negative impact on any of the surrounding properties or the environment.*

Staff Recommendations and Conditions of Approval for the Variances: Based upon a review of the proposal, a finding of consistency with the goals and policies of the Comprehensive Plan and compliance with the findings necessary for approval, staff recommends the Board of Adjustment adopt a resolution for approval of variances of 10 feet of the required 50 of the rear yard setback and 5 feet of the required 50 foot front yard setback.

Staff Review and Comment on the Permitted Conditional Use Permit: This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

- **Traffic Analysis:** the draft Traffic Analysis determined that the planned building addition is expected to generate a slight increase in traffic compared to existing levels. The roadway geometry is expected to have adequate capacity to handle the increase in traffic. However, it appears that backups caused by internal congestion affect operations and create potential safety hazards on the roadway network.

The report recommends the school re-examine their internal circulation plan so that the parent drop-off/pick-up queue does not affect traffic operations on 16th Street or Grand Avenue. If the internal circulation plan continues to result in traffic spilling onto the public streets, the streets may need to be

reconstructed in order to provide storage space for vehicles waiting to enter the school. This may include widening the intersection of 16th Street & Grand Avenue to accommodate a westbound right-turn lane and an eastbound left-turn lane. However, since this alone would not clear the cause of the congestion and still impact thru vehicles on 16th Street (including potential emergency service vehicles), making changes to the internal circulation plan is the preferred solution. Staff recommends a condition of approval requiring the applicant meet and work with City Traffic Engineers to develop an internal circulation plan that will best alleviate any traffic concerns.

Permitted Conditional Use Permit Findings: Sacred Heart's application for a Permitted Conditional Use Permit to construct a 5,240 square foot building addition at 1601 Grand Avenue was reviewed by various City departments. Based upon that review and any conditions of approval, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare, and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and public agencies and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the Zoning regulations and the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval for the Permitted Conditional Use Permit: Based upon the review of the proposal, a finding of consistency with the goals and policies of the Comprehensive Plan, and compliance with the findings necessary for approval, staff recommends the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit to allow construction of a 5,240 sq. ft. classroom addition at 1601 Grand Avenue, subject to meeting all City Code requirements, regulations, and the following:

1. The Board granting the necessary variances of required setbacks;
2. The City Council approving phased storm water management for the site;
3. The applicant consulting with traffic engineering staff to work to improve internal circulation on the site;
4. Prior to receiving a building permit, all staff comments on the site drawings must be addressed and final, properly signed with original signatures drawings are submitted and accepted by City staff.

Noticing Information: On November 7, 2014, notice of the December 3, 2014, Board of Adjustment Public Hearing on this project was published in the Des Moines Register Community Section. Notice of this public hearing was also mailed to surrounding property owners within 370 feet of the subject property on November 3, 2014.

Applicant: Sacred Heart Parish
1627 Grand Avenue
West Des Moines IA 50265
Nancy Gion
515-225-6414 x 314
Nancy.gion@sacredheart.wdm.org

Property Owner: Same

Applicant's Representative: Rick Baumhover
Bishop Engineering
2501 104th Street
Urbandale IA 50322
515-276-0467
rbaumhover@bishopeng.com

Attachments:

Attachment A	-	Variance Resolution
Attachment B	-	Permitted Conditional Use Resolution
Attachment C	-	Location Map
Attachment D	-	Site Plan
Attachment E	-	Building Elevations

Prepared by: KTragesser, West Des Moines Development Services PO Box 65320 West Des Moines IA 50265-0320 515-222-3630
When Recorded, Return to: City Clerk, City of West Des Moines PO Box 65320 West Des Moines IA 50265-0320

RESOLUTION

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, APPROVING THE VARIANCE REQUEST (VAR-002551-2014) FOR A 10 FOOT VARIANCE OF THE REQUIRED 50 FOOT REAR YARD SETBACK AND A 5 FOOT VARIANCE OF THE REQUIRED 50 FOOT FRONT YARD SETBACK FOR THE CONSTRUCTION OF A BUILDING ADDITION AT 1601 GRAND AVENUE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Sacred Heart Parish and School, has requested approval of variance from Chapter 9, Section 7-4, Minimum Setbacks, of 10 feet of the required 50 foot rear yard setback and 5 feet of the required 50 foot front yard setback to allow for the construction of a building addition at 1601 Grand Avenue, which is legally described as:

Legal Description of Property

LOT 22 MOUNTAIN PLACE PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF
THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on December 3, 2014, the Board of Adjustment held a duly-noticed public hearing to consider the application for a variance;

NOW, THEREFORE, THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval in the staff report, or as amended orally at the Board of Adjustment hearing, including any conditions of approval in Exhibit A are adopted.

SECTION 2. A 10 feet variance of the rear yard setback and a 5 foot variance of the front yard setback is hereby granted.

PASSED AND ADOPTED on December 3, 2014.

Jennifer Drake, Chairperson
Board of Adjustment

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on December 3, 2014, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: KTragesser City of West Des Moines PO Box 65320 West Des Moines, IA 50265-0320 515-222-3620
When Recorded Return to: City Clerk City of West Des Moines PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, APPROVING THE PERMITTED CONDITIONAL USE PERMIT (PC-002573-2014) FOR THE PURPOSE OF CONSTRUCTING A 5,240 SQUARE FOOT BUILDING ADDITION AT 1601 GRAND AVENUE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Sacred Heart Parish and School, has requested approval for a Permitted Conditional Use Permit to construct a 5,240 square foot building addition for the school property located at 1601 Grand Avenue and legally described as:

Legal Description of Property

LOT 22 MOUNTAIN PLACE PLAT 2 AND OFFICIAL PLAT NOW IN AND FORMING A PART OF
THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on December 3, 2014, the Board of Adjustment held a duly-noticed public hearing to consider the application for Permitted Conditional Use Permit;

NOW, THEREFORE, THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, or as amended orally at the Board of Adjustment hearing, are adopted.

SECTION 2. The PERMITTED CONDITIONAL USE PERMIT (PC-002573-2014) is approved, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 3, 2014

Jennifer Drake, Chairperson, Board of Adjustment
ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on December 3, 2014, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A

1. The Board granting the necessary variances of required setbacks;
2. The City Council approving phased storm water management for the site;
3. The applicant consulting with traffic engineering staff to work to improve internal circulation on the site; and,
4. Prior to receiving a building permit, all staff comments on the site drawings must be addressed and final, properly signed with original signatures drawings are submitted and accepted by City staff.

General Location Map
Sacred Heart Parish and School
1601 Grand Avenue



SACRED HEART SCHOOL ADDITION

Site Plan - Major Modification

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊕ STORM MANHOLE
- ⊕ CURB INTAKE
- ⊕ SURFACE INTAKE
- ⊕ FLARED END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ SPRINKLER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ WATER SHUT OFF
- ⊕ YARD HYDRANT
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC RISER
- ⊕ ELECTRIC VAULT
- ⊕ POWER POLE
- ⊕ TRANSFORMER POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC PANEL
- ⊕ TRANSFORMER
- ⊕ GROUND LIGHT
- ⊕ GUY WIRE
- ⊕ ELECTRIC HANDHOLE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ AIR CONDITIONING UNIT
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE VAULT
- ⊕ TELEPHONE MANHOLE
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ FIBER OPTIC RISER
- ⊕ FIBER OPTIC FAULT
- ⊕ CABLE TV RISER
- ⊕ SIGN
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRACTIONAL FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

BENCHMARK:

WDM BENCHMARK 081; INTERSECTION OF 19TH ST. & ASHWORTH RD.; NORTH OF INTERSECTION; 3.5' WEST OF CTR LINE 19TH ST. EXTENDED; 26.5' NORTH OF CTR LINE ASHWORTH RD. ELEVATION (WDM DATUM) = 171.81 FEET ELEVATION (NAVD88) = 945.82 FEET

WDM BENCHMARK 080; INTERSECTION OF 13TH ST. & ASHWORTH RD.; NORTHEAST CORNER OF INTERSECTION; 28.3' EAST OF CTR LINE 13TH ST.; 28.5' NORTH OF CTR LINE ASHWORTH RD. ELEVATION (WDM DATUM) = 122.76 FEET ELEVATION (NAVD88) = 896.77 FEET

FLOOD INFORMATION:

This site shown to be in ZONE "X" - Areas determined to be outside the 0.2% annual chance floodplain, as shown on FIRM 1902310010C with a revision date of Feb. 16, 2006.

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND CITY REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (RICK BAUMHOVER AT 515-278-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

PROPERTY DESCRIPTION:

LOT 23 MOUNTAIN PLACE PLAT 2

ADDRESS:

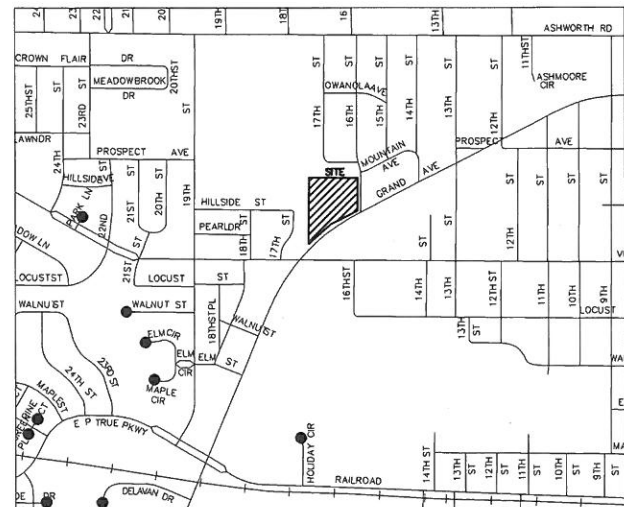
1627 GRAND AVENUE
WEST DES MOINES, IA 50265

OWNER / APPLICANT:

SACRED HEART CHURCH OF VALLEY JUNCTION
1627 GAND AVE
WEST DES MOINES, IA 50265

PREPARED FOR:

SLINGSHOT ARCHITECTURE
305 EAST COURT AVENUE
DES MOINES, IA 50309
ATTN: DAVID VOSS, AIA



VICINITY MAP
NOT TO SCALE

SITE AREA:

7.98 AC

COMP. PLAN LAND USE:

SF SINGLE FAMILY RESIDENTIAL

ZONING

RS-10 RESIDENTIAL SINGLE FAMILY
(PERMITTE CONDITIONAL USE)

SETBACKS:

FRONT (GRAND AVE & 16TH ST) / REAR = 50'
SIDE = 25'

OPEN SPACE:

REQUIRED: 25% OF 347,782 SF = 86,945 SF (2.00 AC)
PROVIDED: 144,409 SF (3.32 AC) = 41.5%

PARKING

WAVIER OF 83 STALLS GRANTED IN 2005

REQUIRED: PEAK PARKING USE IS WEEKEND SERVICE; NO OTHER ACTIVITIES OCCUR

- a. (1 SPACE / 400 SEAT) X 750 SEATS = 187 STALL
- b. (1 SPACE / 50 SF ASSEMBLY AREA) X 9,590 SF = 192
- TOTAL = 379 STALLS - 83 STALLS WAVIER = 296 STALLS

PEAK PARKING WEEKDAY: A) SCHOOL & B) DAYCARE & C) OFFICE & D) FUNERAL & E) SCHOOL

- A) (1 SPACE / EMPLOYEE X 58 STAFF) + (1/10 STUDENTS X 502 STUDENTS) + (1/18 GYM SEATS) = 171
- B) (1 SPACE / EMPLOYEE X 5 STAFF) + (1/10 STUDENTS X 48 STUDENTS) = 10
- C) (1 SPACE / 200 SF X 5,659 SF) = 28
- D) (1 SPACE / 2 ATTENDEES X 225 ATTENDEES AVE. LARGE FUNERAL) = 58
- E) (1 SPACE / EMPLOYEE X 4 STAFF) + (1/10 STUDENTS X 48 STUDENTS) = 9
- TOTAL = 274 STALLS - 83 STALLS WAVIER = 191 STALLS

PROVIDED: 326 STALLS (INCLUDING 23 HANDICAP ACCESSIBLE)

IMPERVIOUS SURFACE:

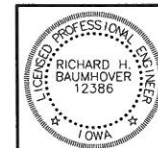
EXISTING: 214,783 SF (4.93 AC) 61.8% OF SITE
BY THIS MODIFICATION: + 5,816 SF (0.16 AC) OR 2.0%
RESULT: 221,599 SF (5.09 AC) 63.7%

CONTACT FOR EROSION/SEDIMENT CONTROL:

OWNER

SHEET INDEX:

- C0.1 COVER/PROJECT INFORMATION
- C0.1 EXISTING SITE
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN- INITIAL
- C3.2 GRADING PLAN- FINAL
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: RICHARD H. BAUMHOVER, P.E. 12386 DATE: _____

LICENSE RENEWAL DATE: DEC. 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: _____

SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:

CHECKED BY:

REVISION DATE:
11-3-14

PROJECT NUMBER:

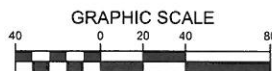
140227

SHEET NUMBER:

C0.1

- LEGEND:
- SAN — SANITARY SEWER
 - ST — STORM SEWER
 - W — WATER LINE
 - G — GAS LINE
 - UE — UNDERGROUND ELECTRIC
 - OE — OVERHEAD ELECTRIC
 - TELE — TELEPHONE LINE
 - FIO — FIBER OPTIC
 - CATV — CABLE TV
 - SM — STORM MANHOLE
 - CI — CURB INTAKE
 - SI — SURFACE INTAKE
 - FE — FLARED END SECTION
 - SMH — SANITARY MANHOLE
 - C — CLEANOUT
 - FH — FIRE HYDRANT
 - S — SPRINKLER
 - ICV — IRRIGATION CONTROL VALVE
 - WMH — WATER MANHOLE
 - W — WELL
 - WV — WATER VALVE
 - WSO — WATER SHUT OFF
 - YH — YARD HYDRANT
 - EMH — ELECTRIC MANHOLE
 - EM — ELECTRIC METER
 - ER — ELECTRIC RISER
 - EV — ELECTRIC VAULT
 - PP — POWER POLE
 - TPP — TRANSFORMER POLE
 - LP — LIGHT POLE
 - EJB — ELECTRIC JUNCTION BOX
 - EP — ELECTRIC PANEL
 - T — TRANSFORMER
 - GL — GROUND LIGHT
 - GW — GUY WIRE
 - EHC — ELECTRIC HANDHOLE
 - GM — GAS METER
 - GV — GAS VALVE
 - AUC — AIR CONDITIONING UNIT
 - TR — TELEPHONE RISER
 - TV — TELEPHONE VAULT
 - TMH — TELEPHONE MANHOLE
 - TSMH — TRAFFIC SIGNAL MANHOLE
 - FR — FIBER OPTIC RISER
 - FOF — FIBER OPTIC FAULT
 - CR — CABLE TV RISER
 - S — SIGN
 - PN — DENOTES NUMBER OF PARKING STALLS
 - PC — PROPERTY CORNER - FOUND AS NOTED
 - POC — PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #12388
 - SC — SECTION CORNER - FOUND AS NOTED

- ABBREVIATIONS:
- AC — ACRES
 - ASPH — ASPHALT
 - BK — BOOK
 - CONC — CONCRETE
 - D — DEEDED DISTANCE
 - EX — EXISTING
 - ENCL — ENCLOSURE
 - FF — FINISHED FLOOR
 - FL — FLOW LINE
 - FRAC — FRACTIONAL
 - M — MEASURED DISTANCE
 - MH — MANHOLE
 - OPC — ORANGE PLASTIC CAP
 - P — PLATTED DISTANCE
 - PG — PAGE
 - POB — POINT OF BEGINNING
 - POC — POINT OF COMMENCEMENT
 - PRA — PREVIOUSLY RECORDED AS
 - PUE — PUBLIC UTILITY EASEMENT
 - ROW — RIGHT OF WAY
 - SF — SQUARE FEET
 - SAN — SANITARY
 - TYP — TYPICAL
 - YPC — YELLOW PLASTIC CAP
 - N — NORTH
 - S — SOUTH
 - E — EAST
 - W — WEST

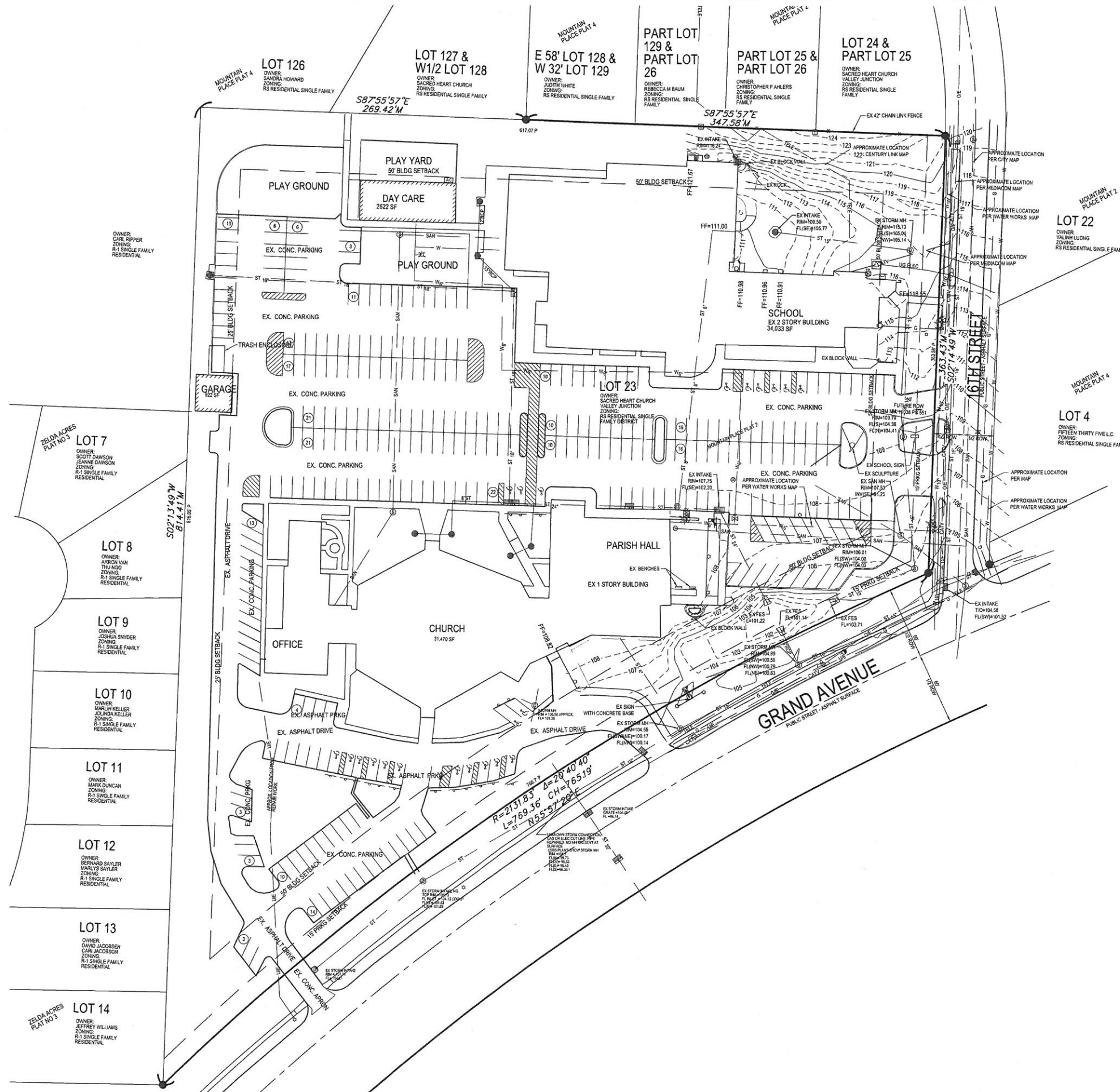


UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



COPYRIGHT 2014 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.



Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50323-3925
Phone: (515) 276-6467 Fax: (515) 276-6217
Civil Engineering & Land Surveying
Established 1959

SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES

EXISTING SITE

REFERENCE NUMBER:

DRAWN BY:

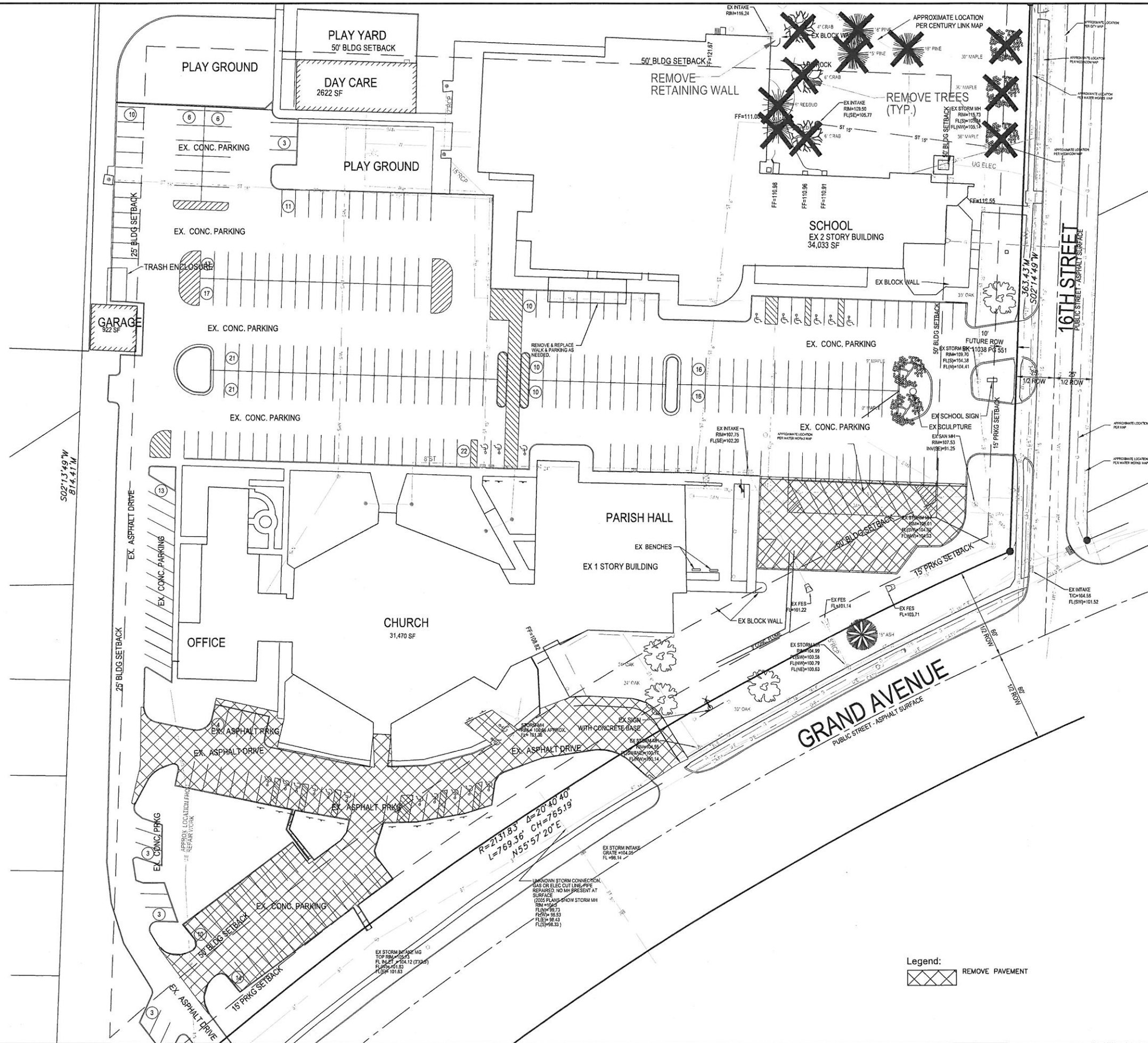
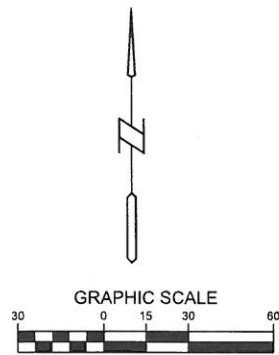
CHECKED BY:

REVISION DATE:
11-3-14

PROJECT NUMBER:
140227

SHEET NUMBER:

C0.2



SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES

REFERENCE NUMBER:

DRAWN BY:

CHECKED BY:

REVISION DATE:
11-3-14

PROJECT NUMBER:

140227

SHEET NUMBER:

C1.0

Bishop Engineering
"Planning Your Successful Development"



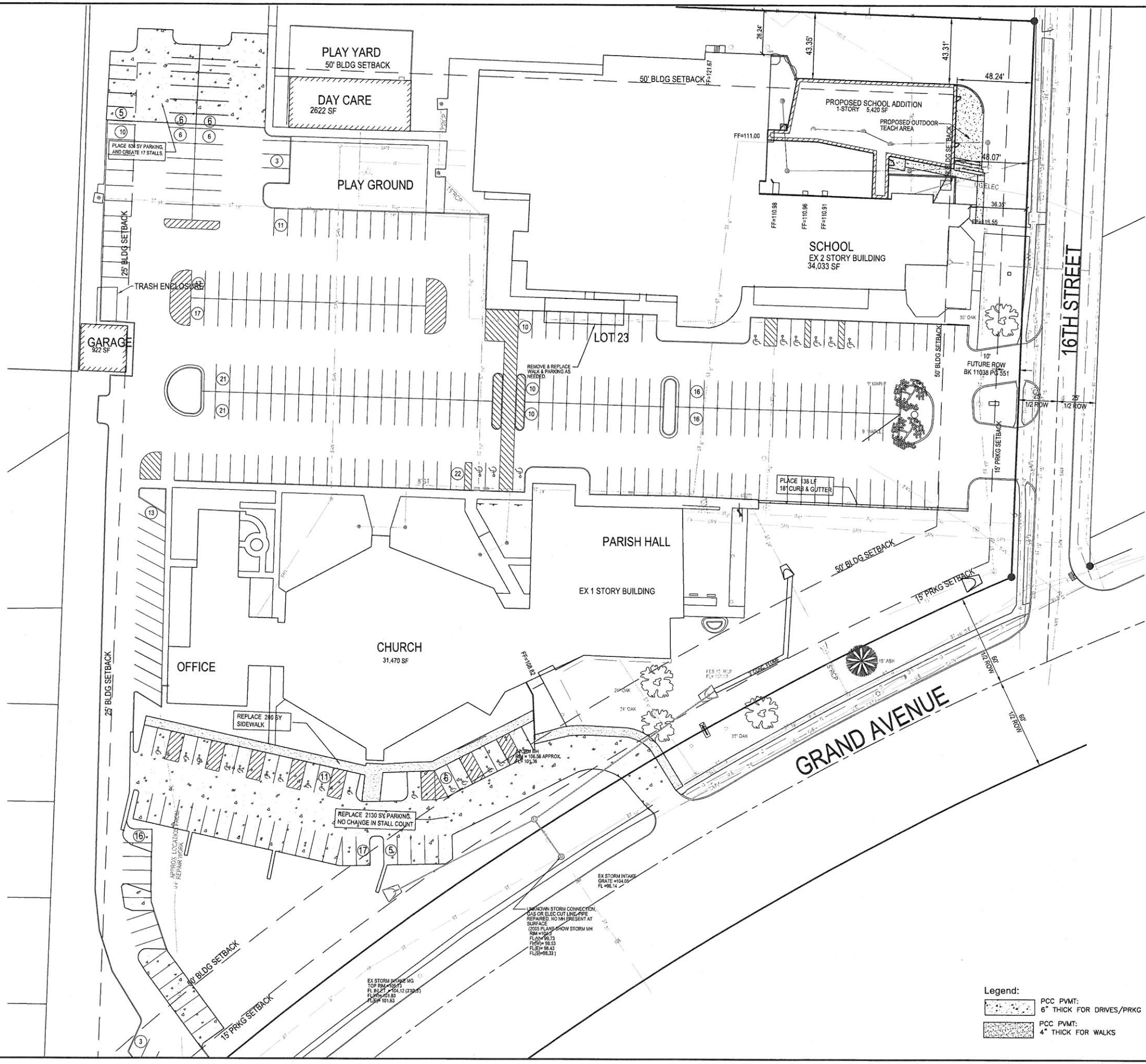
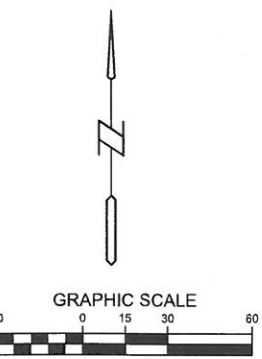
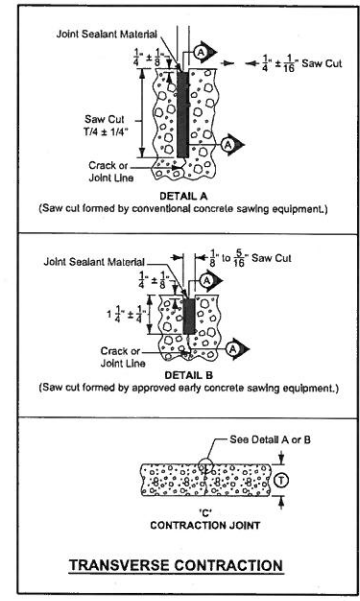
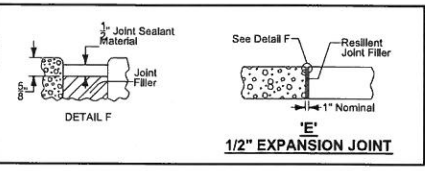
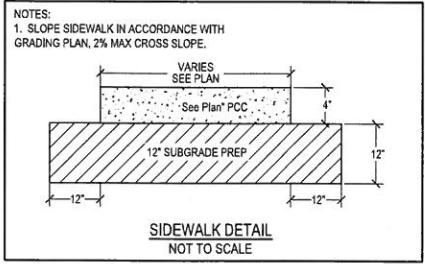
3501 104th Street

Des Moines, Iowa 50322-3825

Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying Established 1959

DEMO PLAN



Legend:
PCC PMVT:
6" THICK FOR DRIVES/PRKG
PCC PMVT:
4" THICK FOR WALKS

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES
LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	
CHECKED BY:	
REVISION DATE:	11-3-14
PROJECT NUMBER:	140227
SHEET NUMBER:	C2.1

MLAND PROJECTS 201414027JWGC3 GRADING.DWG 11/2/2014 10:25:00 PM

GRADING LEGEND:

- EXISTING CONTOUR — 150 —
PROPOSED CONTOUR — 150 —
FINISHED GROUND ELEVATION — 150.50 —
TOP OF CURB ELEVATION — 150.50T/C —
GUTTER ELEVATION — 150.50G —
TOP OF WALL ELEVATION — 150.50T/W —
BOTTOM OF WALL ELEVATION — 150.50B/W —
EDGE OF WALK ELEVATION — 150.50E/W —
TOP OF STAIR ELEVATION — 150.50T/S —
BOTTOM OF STAIR ELEVATION — 150.50B/S —

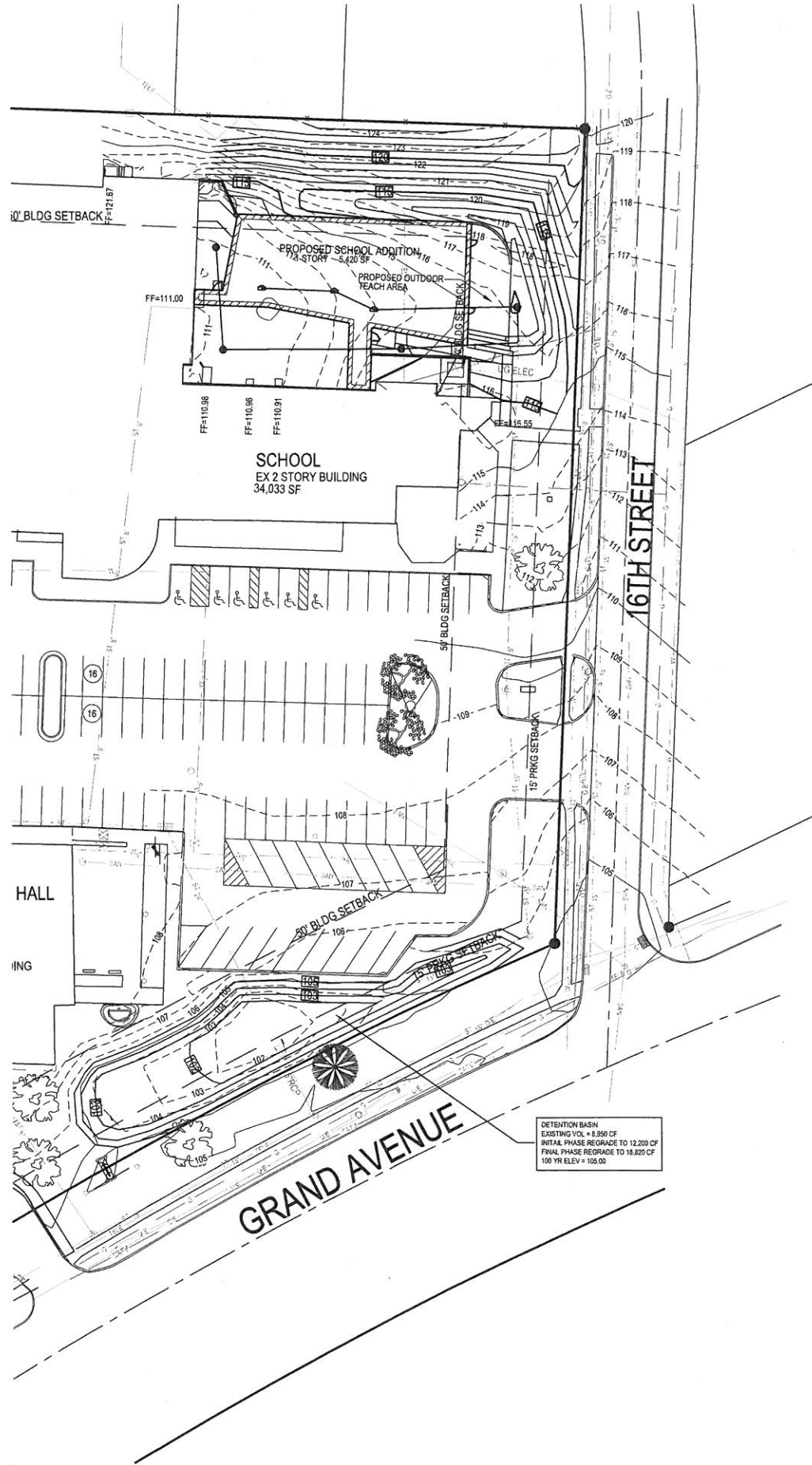
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE



TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.



DETENTION BASIN
EXISTING VOL. = 8,850 CF
INITIAL PHASE REGRADE TO 12,200 CF
FINAL PHASE REGRADE TO 13,820 CF
100 YR ELEV. = 105.00

SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES

REFERENCE NUMBER:

DRAWN BY:

CHECKED BY:

REVISION DATE:
11-3-14

PROJECT NUMBER:
140227

SHEET NUMBER:
C3.1

Bishop Engineering

"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825

Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying Established 1959

GRADING PLAN - INITIAL

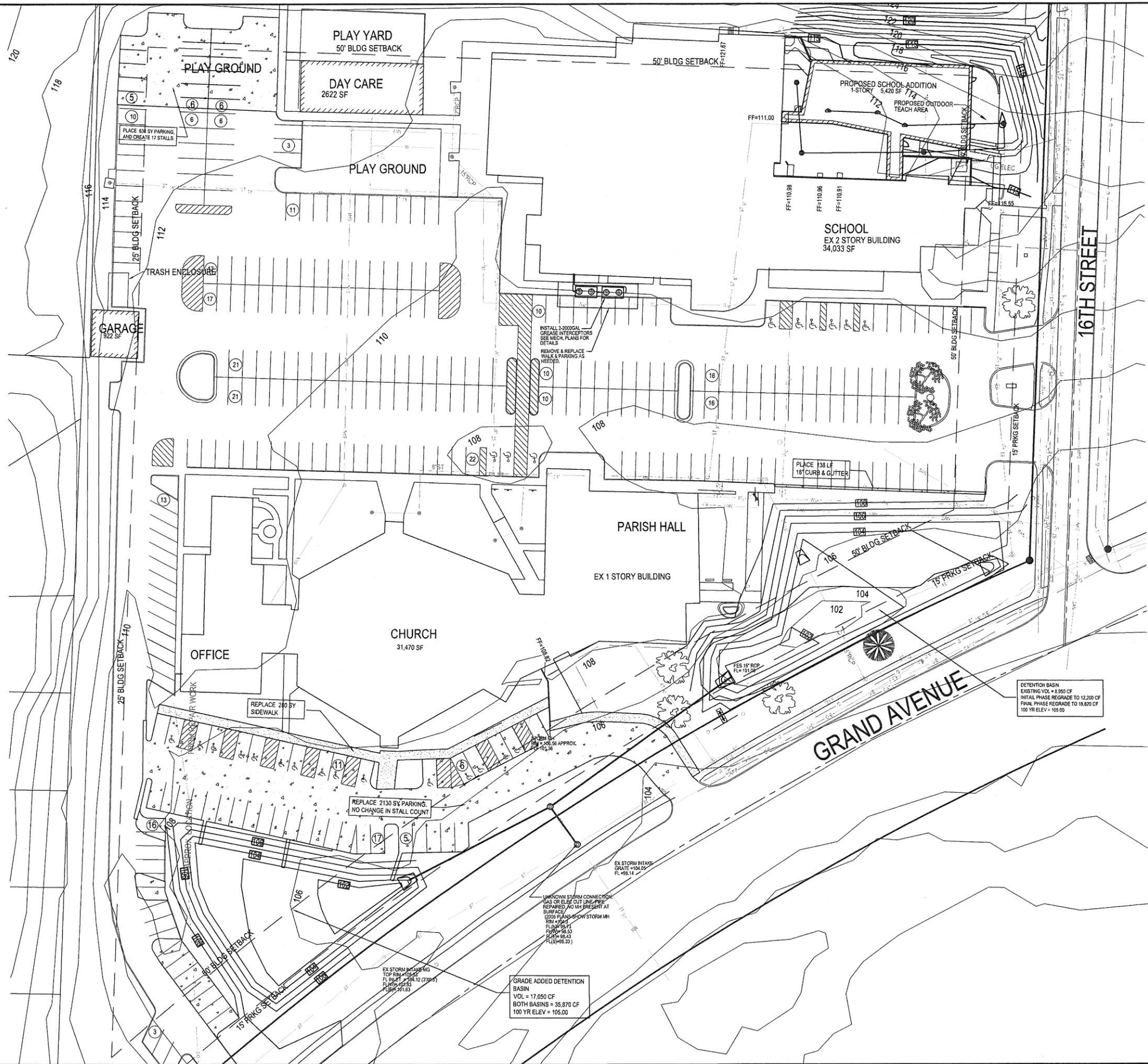
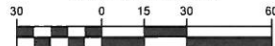
- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.

GRADING LEGEND:

- | | | |
|---------------------------|-----|-----------|
| EXISTING CONTOUR | --- | 150 |
| PROPOSED CONTOUR | --- | 150 |
| FINISHED GROUND ELEVATION | ● | 150.50 |
| TOP OF CURB ELEVATION | ● | 150.50/T |
| GUTTER ELEVATION | ● | 150.50/G |
| TOP OF WALL ELEVATION | ● | 150.50/TW |
| BOTTOM OF WALL ELEVATION | ● | 150.50/BW |
| EDGE OF WALK ELEVATION | ● | 150.50/EW |
| TOP OF STAIR ELEVATION | ● | 150.50/TS |
| BOTTOM OF STAIR ELEVATION | ● | 150.50/BS |

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE



SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES

GRADING PLAN - FINAL

REFERENCE NUMBER:

DRAWN BY:

CHECKED BY:

REVISION DATE:
11-3-14

PROJECT NUMBER:
140227

SHEET NUMBER:

C3.2

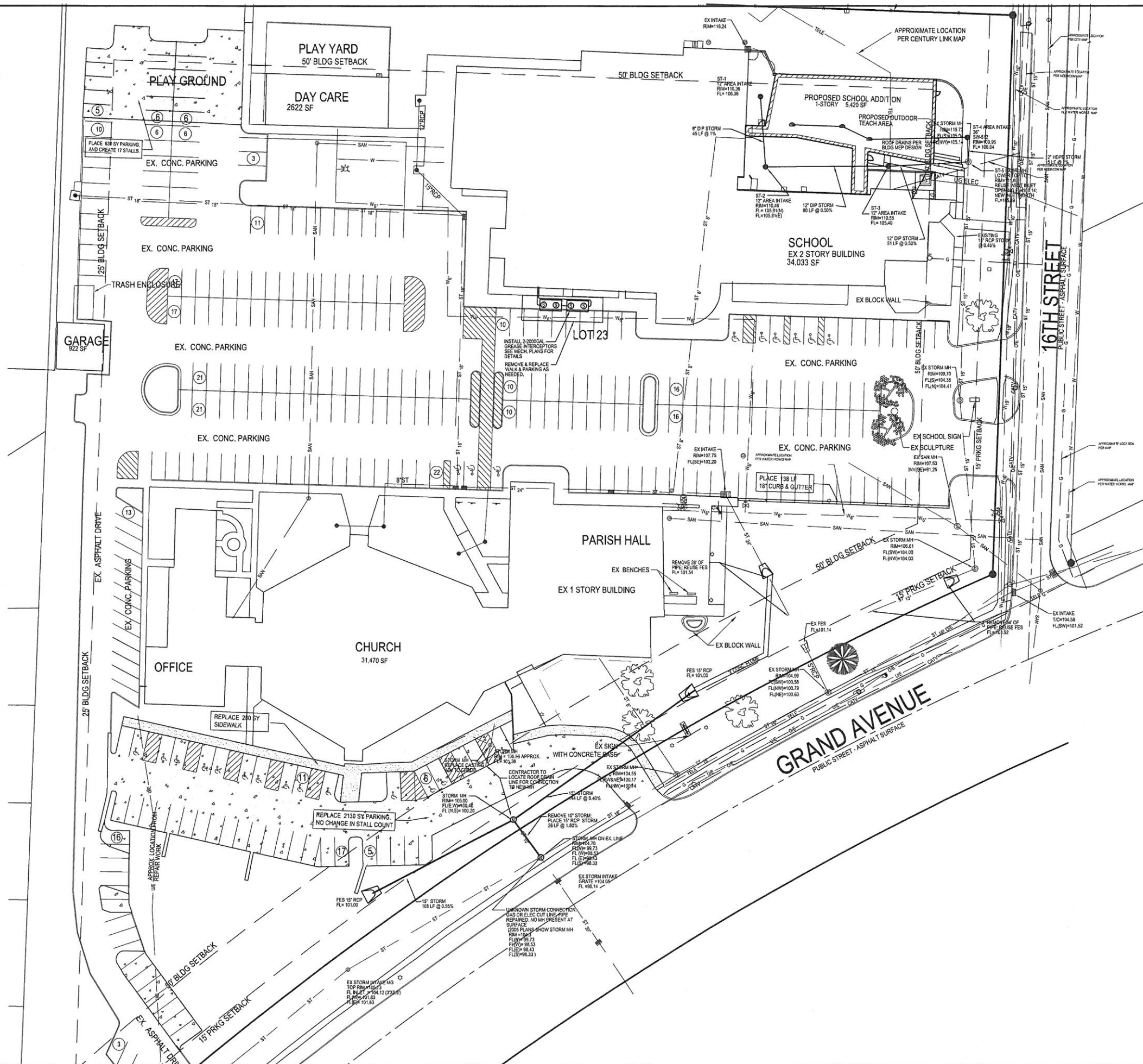
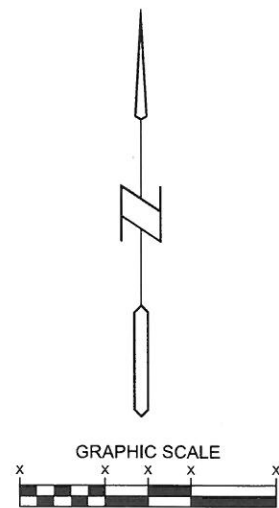
Bishop Engineering
"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying Established 1959

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
5. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
6. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
7. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



3501 104th Street

Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying **Established 1959**

SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES

UTILITY PLAN

REFERENCE NUMBER:

DRAWN BY:

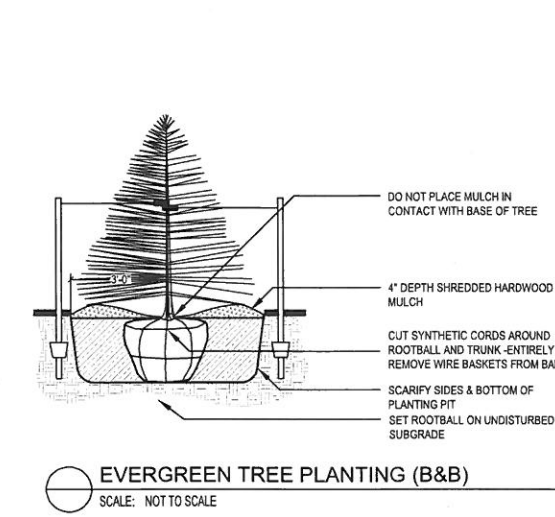
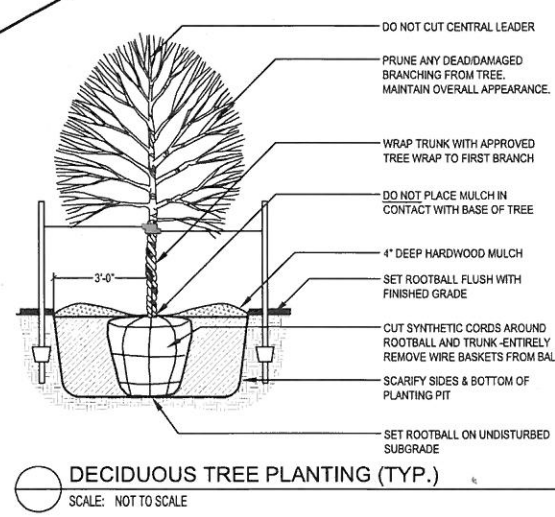
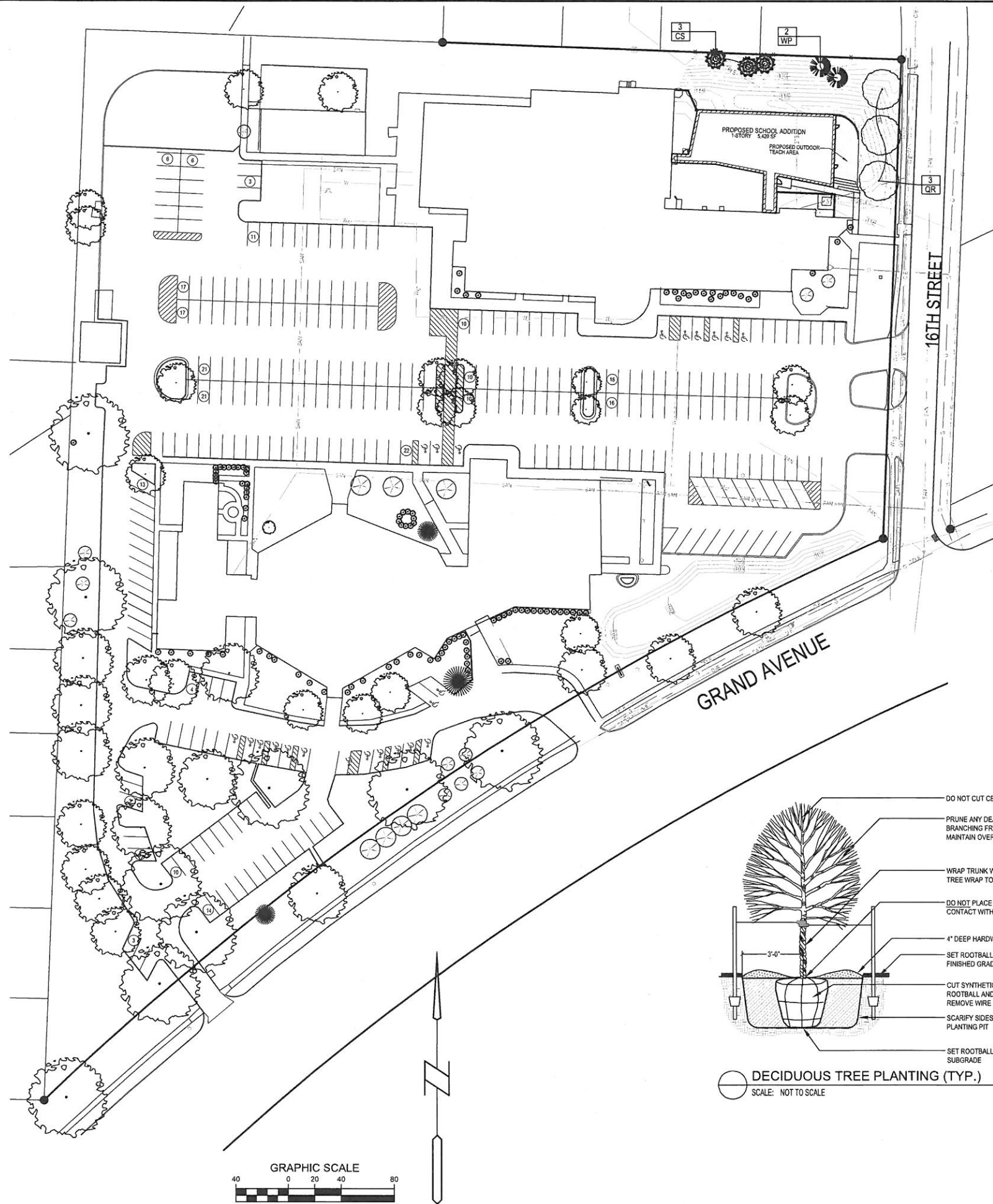
CHECKED BY:

REVISION DATE
11-3-14

PROJECT NUMBER:
140227

SHEET NUMBER

C4.1



STAKING ORIENTATION
NORTH NORTH

2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

LANDSCAPE REQUIREMENTS:

OPEN SPACE	
TOTAL SIZE OF LOT	347,782 SF
TOTAL REQUIRED OPEN SPACE (25%)	86,945 SF
TOTAL LANDSCAPE UNITS (1 / 3000 OF OPEN SPACE)	28.98
TREES REQUIRED (2 PER LANDSCAPE UNIT)	58
SHRUBS REQUIRED (3 PER LANDSCAPE UNIT)	87
<u>PARKING LOT</u>	
TREES REQUIRED FOR EVERY 9'X17' ISLAND	1
NUMBER OF PARKING ISLANDS (NOMINAL 9'X31'7" SIZE)	10
NUMBER OF TREES REQUIRED	10

PROVIDED:	
OPEN SPACE TREES - TOTAL EXISTING TO REMAIN	54
OVERSTORY TREES	33
ORNAMENTAL TREES	18
EVERGREEN TREES	3
OPEN SPACE SHRUBS - TOTAL EXISTING TO REMAIN	102
PARKING LOT TREES - TOTAL EXISTING TO REMAIN	9

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
RO	3	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
WP	2	WHITE PINE	PINUS STROBUS	6"	B&B	FULL FORM TO GROUND
CS	3	COLORADO SPRUCE	PICEA PUNGENS	6"	B&B	FULL FORM TO GROUND

LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
- STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 3 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK SHREDDED HARDWOOD MULCH.
- ALL BEDS TO RECEIVE PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. IOWA REGISTRATION NO. 449.

BY: MICHAEL D. GAUNT LICENSE RENEWAL DATE: JUNE 30, 2014

SIGNED: _____ DATE: _____



Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying Established 1959

SACRED HEART SCHOOL ADDITION
1601 GRAND AVE, WEST DES MOINES

LANDSCAPE PLAN

REFERENCE NUMBER: _____

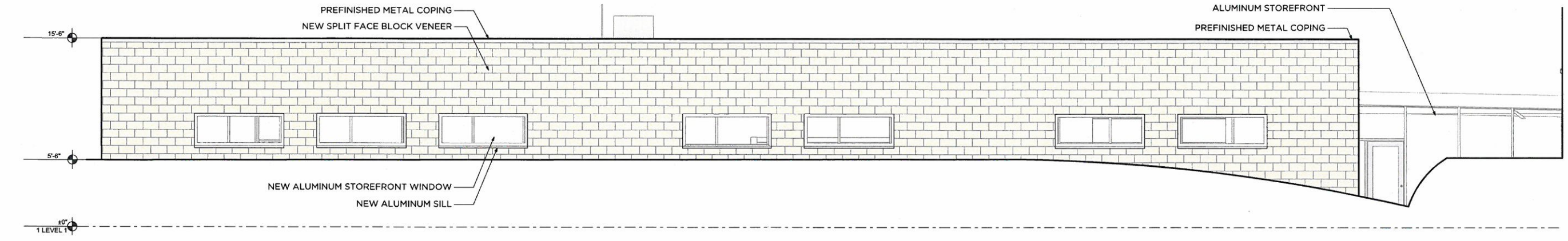
DRAWN BY: _____

CHECKED BY: _____

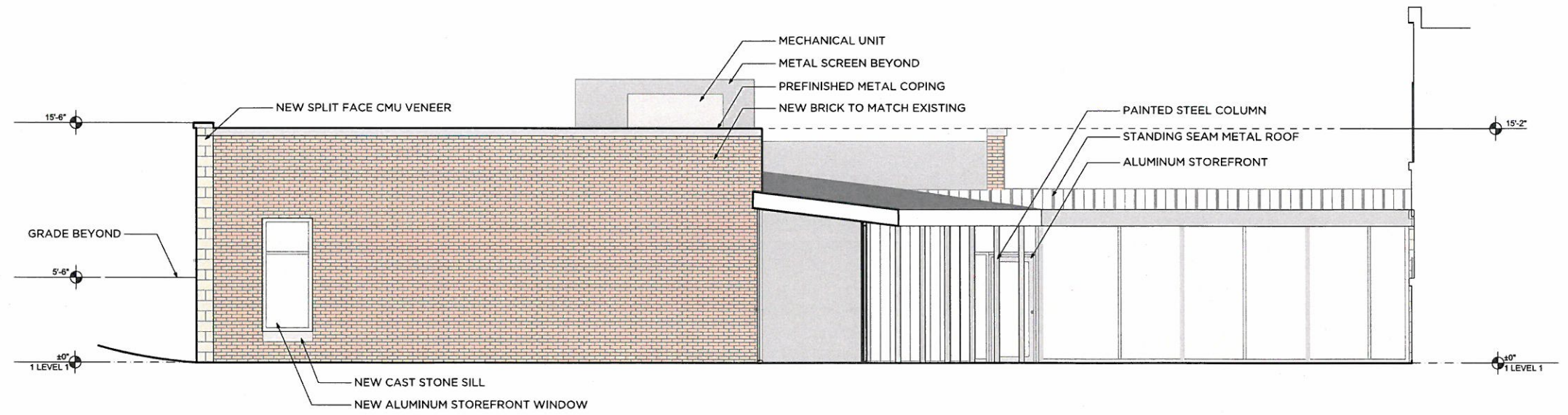
REVISION DATE: _____

PROJECT NUMBER: **140227**

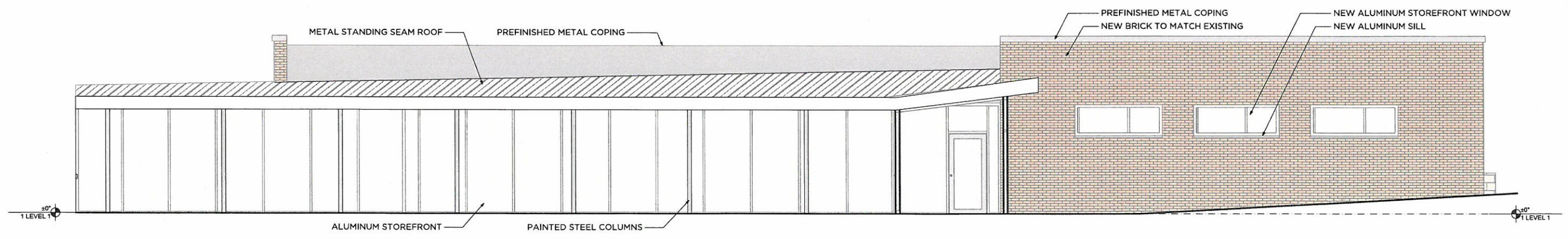
SHEET NUMBER: **C5.1**



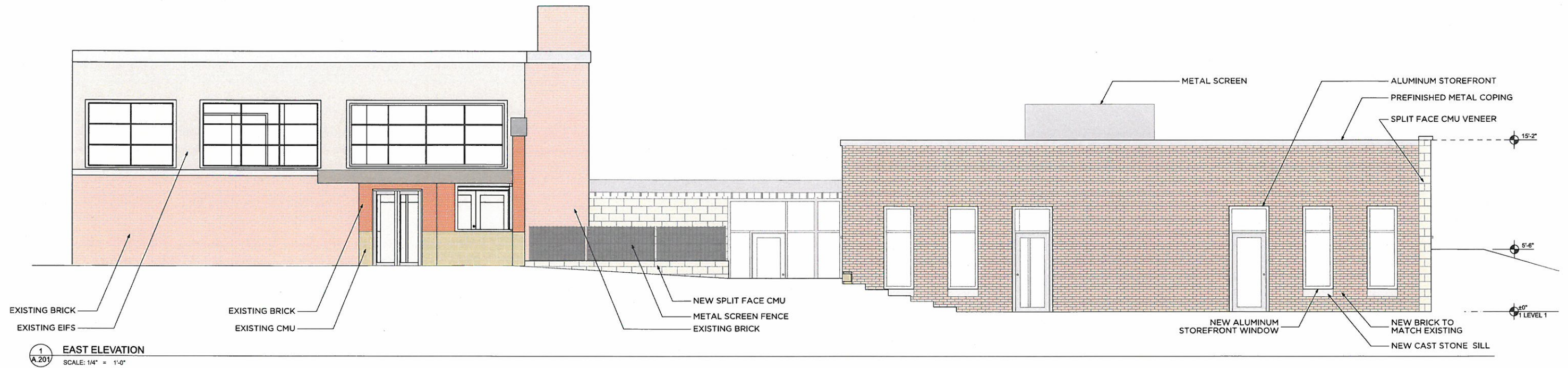
1 NORTH ELEVATION
A.201
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A.201
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A.201
SCALE: 1/4" = 1'-0"



EXISTING BUILDING IMAGES



ENTRY PERSPECTIVE



AERIAL PERSPECTIVE FROM NE



AERIAL PERSPECTIVE FROM EAST